

FOR LEASE Available Immediately



TENANTS

**HOBBY
LOBBY**



**NORTHERN
TOOL + EQUIPMENT**

MARDEL



segall
GROUP

COMMERCIAL REAL ESTATE

2321 Wards Road

Lynchburg, VA 24502

Overview

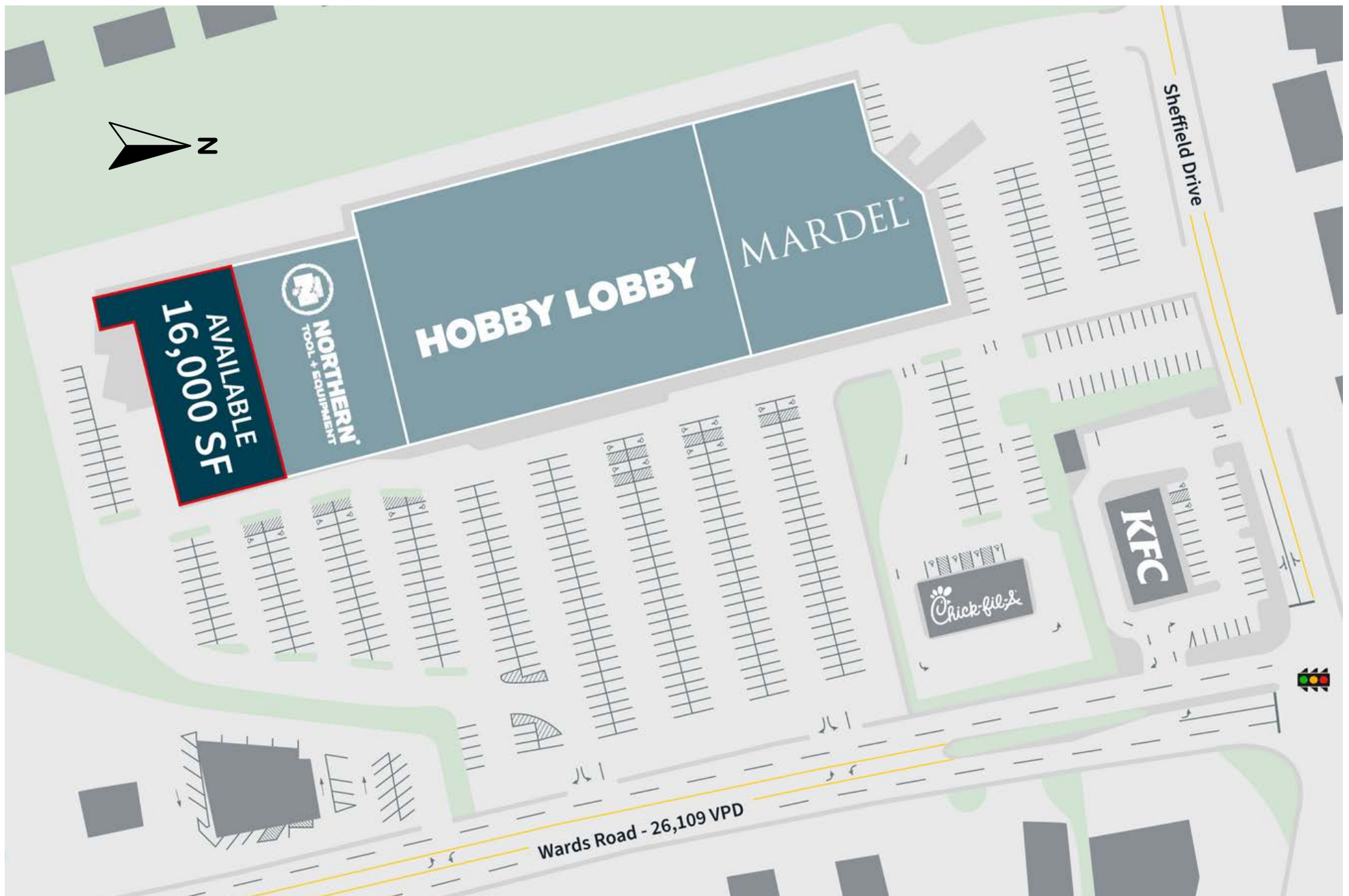
Located on the signalized intersection of Wards Road and Candler's Mountain Road, this prime retail property is anchored by major national tenants including Hobby Lobby, Northern Tool, and Chick-fil-A. Positioned within the regional Wards Road destination trade area, the shopping center benefits from strong consumer draw and visibility. The property is shadowed by River Ridge Mall and Liberty University, two significant regional activity hubs.

Featuring prominent pylon signage and full access from Wards Road, this center offers excellent exposure to daily commuters and regional shoppers alike. Notably, the Hobby Lobby tenant at this location is a top performer, ranked #1 in Virginia and #3 nationwide according to placer.ai, underscoring the property's strong market position and tenant success.

Quick Facts

Availability	Immediate
Size	16,177 square feet
Rental Rate	Negotiable
Net Charges	TBD

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	3,942	45,894	98,823
HOUSEHOLDS	1,296	16,183	38,871
AVG. HH INCOME	\$71,425	\$71,630	\$78,601
DAYTIME POPULATION	20,000	100,450	161,600
TRAFFIC COUNT	15,000 AADT (Wards Road)	15,000 AADT (Candler's Mountain Road)	







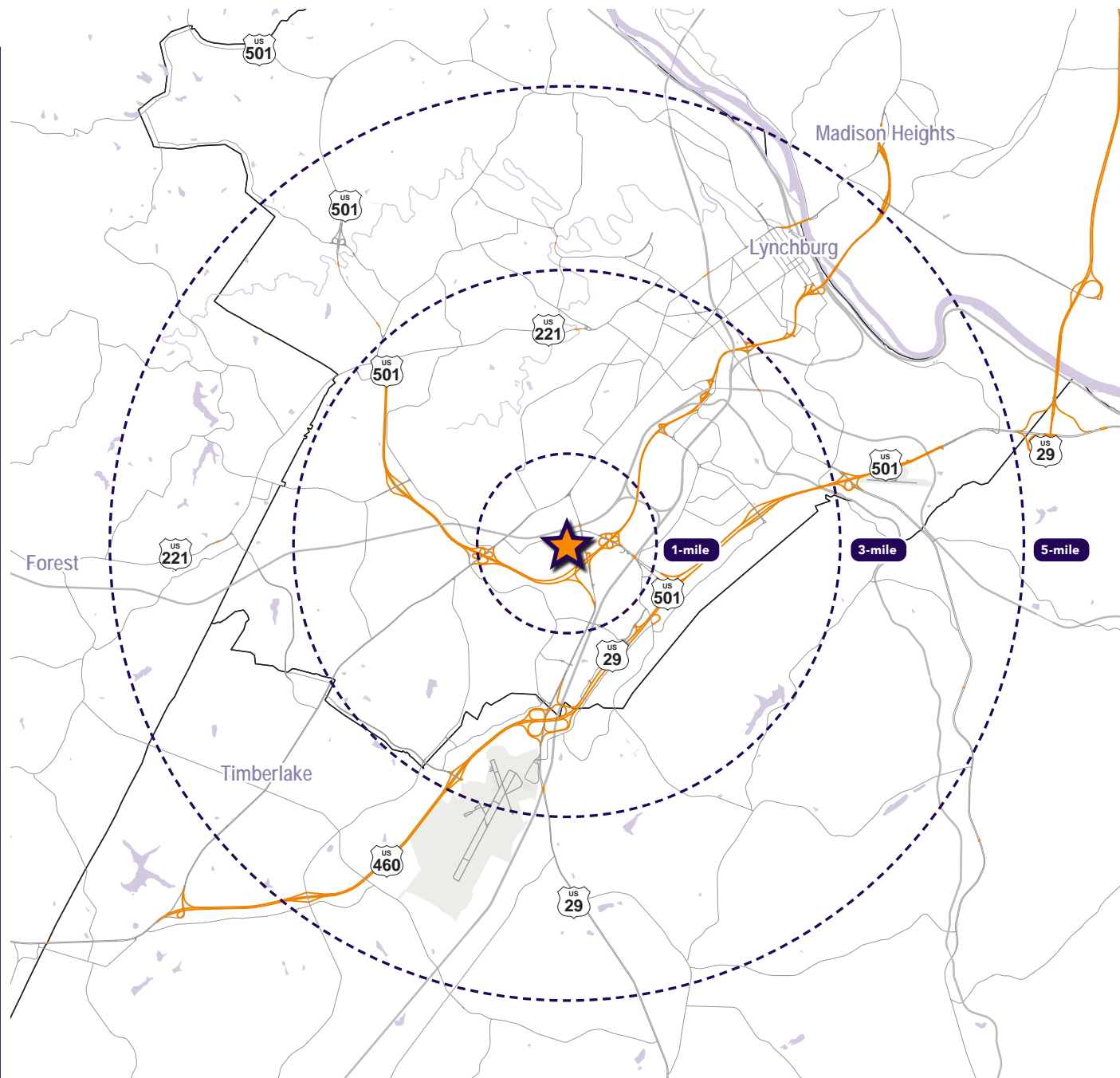
Interested? Contact:

Spotty Robins

✉ srobins@segallgroup.com

☎ 804.207.4040

📞 804.339.9525



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of
REALTY
RESOURCES

RETAIL
READY.